

For Office Use Only:

Substantial Improvement? \_\_\_\_\_

Permit # \_\_\_\_\_ Panel # \_\_\_\_\_ Map Date \_\_\_\_\_ Zone \_\_\_\_\_ BFE \_\_\_\_\_  
Datum \_\_\_\_\_ Site Visit? \_\_\_\_\_ Bond? \_\_\_\_\_ Previous El. Cert? \_\_\_\_\_



Spokane County

Spokane County  
Division of Engineering & Roads  
1026 W. Broadway Avenue, Spokane WA 99260  
(509) 477-3600

### FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

The undersigned hereby makes application for a permit to develop on a parcel all or a portion of which is located in a designated flood hazard area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Spokane County Flood Ordinance (Chapter 3.20 of the Spokane County Code) and with all other applicable local, state, and federal regulations. The undersigned grants the County Engineer and designees permission to access the property in order to ensure compliance with the Spokane County Flood Ordinance and the conditions set forth in the floodplain development permit. **This application must be accompanied by site plans of the proposed development. Plans and/or survey data provided by a licensed professional may also be necessary (see application checklist).**

#### A. PROPERTY INFORMATION

Site Address: Hwy 27, 0.6 mi south of 32nd Ave.  
City/State/Zip: Spokane Valley, WA  
Tax Parcel Number: 1) 45344.9108, 2) 45353.9052  
Owner Name: 1) Bar 4 Bar Inc. 2) Timothy & Joanne Comer  
1) PO Box 887  
Owner Address: 2) 12908 E 39th Ln  
1) Veradale, WA 99037  
City/State/Zip: 2) Spokane Valley, WA 99206

#### B. APPLICANT INFORMATION

Name: Black Realty, Inc.  
Address: 107 S Howard St, #500  
City/State/Zip: Spokane, WA 99201  
Contact Person: Brian Walker  
Phone Number: 509-623-1000  
Cell Number: \_\_\_\_\_

#### C. DESCRIPTION OF WORK: Check all that apply.

- Type of Construction:
    - New Construction
    - Addition or Remodel to Existing Structure\*
    - Repair of Damaged Structure
  - Building Use:
    - Residence
    - Detached Garage
    - Shop
    - Barn
    - Commercial
    - Other \_\_\_\_\_
  - Building Type:
    - Frame
    - Basement
    - Manufactured
    - Recreational vehicle
    - Pole
    - Other: \_\_\_\_\_
  - Utility
    - Well
    - Septic
    - Underground Wiring/Piping
  - Earth Work:
    - Grading for driveway
    - Grading for building
    - Fill Material Material type: \_\_\_\_\_ C.Y.: \_\_\_\_\_ C.Y. below BFE: \_\_\_\_\_
    - Excavation Material type: \_\_\_\_\_ C.Y.: \_\_\_\_\_ C.Y. below BFE: \_\_\_\_\_
  - Water-Related Construction\*\*:
    - Culvert
    - Bridge
    - Fixed Dock (floating docks do not require FPD permit)
    - Bulkhead
    - Bank Stabilization
    - Watercourse Alteration
    - Other: \_\_\_\_\_
    - Fill material used for water-related construction Material type: Native soil C.Y.: 5100.00
    - Excavation needed for water-related construction Material type: \_\_\_\_\_ C.Y.: \_\_\_\_\_
- Name of waterbody you will be working in/by: unnamed agricultural ditch

**D. SITE / BUILDING PLANS CHECKLIST FOR ALL DEVELOPMENT**

- Property dimensions
- Dimensions and locations of proposed structures and existing structures
- Location of proposed and existing septic/drain field
- Location of proposed and existing utilities/well
- Location of proposed and existing access road/driveway
- Location of source of flooding with distance from proposed development (i.e. lake, stream etc.)
- Location of fill /excavation from development with distance and amounts

**E. IF BASE FLOOD ELEVATION HAS NOT BEEN ESTABLISHED**

- Structure corners and grading/fill extents to be flagged prior to site visit

**F. IF BASE FLOOD ELEVATION HAS BEEN ESTABLISHED (all info in this section must be stamped and signed by a surveyor licensed in the State of Washington and be located on the site plan)**

- Elevation of lowest natural grade adjacent to all proposed structures and any other development
- Proposed and/or existing elevations of the lowest finished floor of the structures including basement
- Elevations of proposed structure corners and spot elevations in areas of proposed grading or other development
- If area to be developed is near or within the floodplain boundary a full topo of the area is required
- Floodplain boundary and temporary bench mark with elevation (also to be flagged on site)

**G. IF PROPOSED CONSTRUCTION IS BELOW BASE FLOOD ELEVATION**

- Provide plan and certification\*\*\* of foundation and/or flood vents
- Provide a cross section of the foundation and the location of said elevation on the foundation/wall
- Provide plans and certification\*\*\* of flood resistant materials & other construction materials & methods to be used
- Identify existing and proposed final ground elevations for both the internal and external ground next to the foundation walls
- Provide plans and certification\*\*\* of anchoring for manufactured homes or recreational vehicles
- Provide certification\*\* and proposed elevation of flood proofing, if any, for non-residential structures

**H. IF FILL, GRADING OR CROSSING STRUCTURE PROPOSED WITHIN FLOODPLAIN**

- Hydrologic and/or hydraulic engineering analysis required (contact staff for specific requirements)

**FEES:**

Residential Floodplain Development Permit \$140.00\*\*\*\* (additional review fees may apply), Non-Residential Floodplain Development Permit \$235.00\*\*\*\* (additional review fees may apply), SEPA Checklist: \$96.64

\* If the cost of the addition/remodel is greater than 50% of the structures fair market value, it must meet the requirements of a new structure.

\*\* If this project involves work in wetlands or below the ordinary high water mark of any waterbody, a JARPA form and a SEPA environmental checklist must be submitted with this application.

\*\*\* Certification shall be provided by a civil engineer/architect licensed in the State of Washington

\*\*\*\* In A Zones with a known elevation a \$750.00 bond will be required for residential development. For all other development the bond fee will be decided upon in accordance with work being done. Bond to be returned when an as-built elevation certification or as-built plans are returned showing compliance with the permit conditions.

**I understand the issuance of a Floodplain Development Permit is contingent upon the above information being correct and that the plans and supporting data have been or shall be provided as required.**

**Applicant Signature:** *Dwight Walker* **Date:** 10-13-16

If you have questions or concerns regarding the Floodplain Development Permit Application, please contact the Spokane County Engineers, Environmental Programs at 477-3600.

For Office Use Only	<b>CONDITIONS</b>		
<input type="checkbox"/> No work permitted below BFE	<input type="checkbox"/> SEPA required	<input type="checkbox"/> JARPA required	
<input type="checkbox"/> Grade w/in floodplain to be restored to pre-project condition	<input type="checkbox"/> All spoils disposed of in an upland location		
<input type="checkbox"/> Disturbed areas w/in floodplain to be stabilized with vegetation upon project completion			
<input type="checkbox"/> Project to be completed per plans prepared by _____		Date _____	
<input type="checkbox"/> Other _____			